

PA 13-052
CVS PHARMACY AND ADDITIONAL RETAIL PAD

SAMPLE FINDINGS FOR APPROVAL

SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) FINDINGS (SAN MATEO MUNICIPAL CODE SECTION 27.08.030):

The application shall be approved if the Commission finds all of the following to exist:

1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood;
2. The development will not be detrimental to the harmonious and orderly growth of the City;
3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare;
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site;
5. The development will not adversely affect matters regarding police protection, crime prevention, and security.

SITE DEVELOPMENT PLANNING APPLICATION FINDINGS FOR TREE REMOVAL (MUNICIPAL CODE SECTION 23.40.040):

Approve the Site Development Planning Application for removal of major vegetation, finding that:

1. The project will result in the removal of ___ trees, of which ___ are considered Heritage Trees. The removal of these trees is necessary to accommodate the development of the proposed project. The project's arborist report states that ...
2. All concerns regarding tree removal and protection of remaining trees on the site have been addressed as conditions of approval requiring conformance to the City's landscape regulations, through the provision of extensive on-site landscaping as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.

VESTING TENTATIVE MAP FINDINGS (MUNICIPAL CODE SECTION 26.48.060):

Approve the Subdivision Application, finding that:

1. The proposed map is consistent with the General Plan...
2. The design and improvement of the proposed subdivision is consistent with the General Plan in that ...
3. The site is physically suitable for the type of development....
4. The site is physically suitable for the proposed density of development...
5. The design of the subdivision will not cause substantial environmental impact nor injure fish or wildlife or their habitat...
6. The design of the subdivision and type of improvements will not cause serious public health problems...
7. The design of the subdivision will not conflict with any public easements granting access through, or use of, the site in that ...

SPECIAL USE PERMIT (MUNICIPAL CODE SECTION 27.74)

The appropriate approval body shall have the power to hear evidence that the granting of such permit will or will not adversely affect the general health, safety and/or welfare of the community, and that the use, if permitted, will not cause injury or disturbance to adjacent property traffic or by excessive noise, smoke, odor or noxious gas, dust, glare, heat or fumes, or industrial waste. Any physical alteration, physical expansion, or change of an existing approved special use shall require a review by and be final with the Planning Commission, unless appealed to the City Council in accordance with Section 27.08.060. Any use designated as a "special use," but which does not currently have a special use permit, shall be required to procure a special use permit from the appropriate approval body for any physical alteration, physical expansion, or change of the use.